



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

AUGUST 4, 2016

10:30 A.M.

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**H. MARK PURDY
PRESIDING**

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
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LIEN REDUCTION HEARING

CASE NO: CE06040326
CASE ADDR: 2740 SW 2 ST
OWNER: O'CONNOR, SANDRA
PRESENTER: STACEY GORDON

Total Lien Amount: \$5,650.00
Hard Costs: \$764.00
Appl Offer: \$0.00

VIOLATIONS: 18-27(a)
THERE IS OVERGROWTH AND TRASH ON THE PROPERTY.

47-21.8.A.
THERE ARE LARGE AREAS OF BARE SAND ON PROPERTY AND
SWALE.

Mailed First Class
July 7, 2016

9-306
THE EXTERIOR WALLS AND FASCIA HAS EITHER PEELING
OR MISSING PAINT.

CASE NO: CE08040919
CASE ADDR: 308 SW 12 AVE
OWNER: FULCO, DANIELLE
PRESENTER: STACEY GORDON

Total Lien Amount: \$201,600.00
Hard Costs: \$249.00
Appl Offer: \$0.00

VIOLATIONS: 28-33(a)
NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

Mailed First Class
July 7, 2016

CASE NO: CE10062682
CASE ADDR: 2621 SW 13 AVE
OWNER: LAOCHAREUN, VANH & THIU
PRESENTER: STACEY GORDON

Total Lien Amount: \$84,300.00
Hard Costs: \$166.00
Appl Offer: \$500.00

VIOLATIONS: 28-33(a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Mailed First Class
June 10, 2016

CITY OF FORT LAUDERDALE
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CASE NO: CE12061088
CASE ADDR: 1512 NW 1 AVE
OWNER: COHEN, STAN P
PRESENTER: STACEY GORDON

Total Lien Amount: \$177,750.00
Hard Costs: \$1,730.00
Appl Offer: \$1,000.00

VIOLATIONS: 47-20.20.H.

THE PARKING AREA IS IN DISREPAIR. THERE ARE
POTHoles, AND THE SEALCOAT HAS WORN OFF.

9-280 (b)

THERE IS EXTENSIVE DAMAGE TO THE CEILINGS, DUE TO
A ROOF LEAK.

9-308 (a)

THE ROOF IS IN DISREPAIR AND IS LEAKING.

9-308 (b)

THE ROOF IS COVERED WITH A TARP.

Mailed First Class
July 7, 2016

CASE NO: CE14121926
CASE ADDR: 2840 N FEDERAL HWY
OWNER: 2840 FEDERAL LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$42,000.00
Hard Costs: \$83.00
Appl Offer: \$5,000.00

VIOLATIONS: FBC (2010) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Mailed First Class
July 7, 2016

CITY OF FORT LAUDERDALE

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CASE NO: CE15020076
CASE ADDR: 910 N VICTORIA PARK RD
OWNER: AVENTURA NOTE HOLDERS LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$5,500.00
Hard Costs: \$580.00
Appl Offer: \$0.00

VIOLATIONS: 9-276(c) (3)
THERE IS EVIDENCE OF ROACH AND TERMITE INFESTATION
IN APARTMENT #202 IN NEED OF EXTERMINATING.

9-307(a)

THE FRONT DOOR OF APARTMENT #202 IS IN NEED OF
WEATHERSTRIPPING.

Mailed First Class
July 7, 2016

CASE NO: CE13011897
CASE ADDR: 1201 NE 15 AVE
OWNER: LYNCH PROPERTY VENTURES I LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$19,425.00
Hard Costs: \$166.00
Appl Offer: \$500.00

VIOLATIONS: FBC(2010) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED
IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH
WERE SUBMITTED TO THE CITY HAVE NOT BEEN
COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION
REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED
HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE
DATE OF THE INITIAL REPORT.

Mailed First Class
July 13, 2016

CASE NO: CE14080342
CASE ADDR: 1316 SW 18 AVE
OWNER: CERRETA, JAMES E
PRESENTER: STACEY GORDON

Total Lien Amount: \$38,100.00
Hard Costs: \$1,353.00
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH ALL AROUND THIS PROPERTY AND
SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD
WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

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CITY COMMISSION MEETING ROOM - CITY HALL

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10:30 AM

CASE NO: CE15071640
CASE ADDR: 1316 NW 7 TER
OWNER: CAPITAL HOMES LENDING LLC % STEVEN
PRESENTER: STACEY GORDON

Total Lien Amount: \$7,900.00
Hard Costs: \$810.00
Appl Offer: \$0.00

VIOLATIONS: 18-4 (c)
COMPLIED

25-13

A GRAVEL PARKING STRIP AND CONCRETE PARKING AREA
HAVE BEEN INSTALLED ON THE CITY RIGHT OF WAY
WITHOUT APPROVAL FROM THE CITY.

47-34.4 B.1.b.
COMPLIED

9-280 (h) (1)

THE CHAIN LINK FENCE IS IN DISREPAIR. THE TOP RAIL
IS BENT AND THE CHAIN LINK IS IN DISREPAIR AND NOT
PROPERLY ATTACHED.

9-304 (b)

THE DRIVEWAY PORTION ON THE CITY RIGHT OF WAY, IS
IN DISREPAIR AND IS NOT SMOOTH AND WELL GRADED, AS
REQUIRED.

9-305 (b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE
AREAS OF WEEDS AND MISSING GROUND COVER ON THE
PROPEERTY AND SWALE.

Mailed First Class
July 12, 2016

CASE NO: CE10042118
CASE ADDR: 930 SW 18 CT
OWNER: SOMERS, JOHN & CAUDEBEC, NATALIE
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: 28-33 (a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE11071322
CASE ADDR: 930 SW 18 CT
OWNER: SOMERS, JOHN & CAUDEBEC, NATALIE
PRESENTER: STACEY GORDON

Total Lien Amount: \$41,600.00
Hard Costs: \$166.00
Appl Offer: \$500.00

VIOLATIONS: FBC(2007) 105.10.3.1
PAVING PERMIT 04120676 HAS EXPIRED

**Mailed First Class
July 12, 2016**

CASE NO: CE13101487
CASE ADDR: 951 ALABAMA AVE
OWNER: TROPNEVAD PROMOTIONS LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$8,500.00
Hard Costs: \$1,086.00
Appl Offer: \$50.00

VIOLATIONS: 9-305 (b)
LANDSCAPING IS NOT BEING MAINTAINED. THERE IS
OVERGROWTH, DEAD OR DISEASED PLANTS, REFUSE AND
DEBRIS.

9-306
THE EXTERIOR WALLS ON THIS PROPERTY ARE NOT BEING
MAINTAINED. THE EXTERIOR WALLS, FRONT DOOR AND
FASCIA BOARDS ARE DIRTY AND HAVE CHIPPED AND
MISSING PAINT.

**Mailed First Class
July 28, 2016**

CASE NO: CE14010583
CASE ADDR: 951 ALABAMA AVE
OWNER: TROPNEVAD PROMOTIONS LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$29,800.00
Hard Costs: \$166.00
Appl Offer: \$50.00

VIOLATIONS: 9-279 (f)
PROPERTY IS BEING OCCUPIED WITHOUT PROPERLY BEING
CONNECTED TO THE CITY WATER/SEWER SYSTEM, WHICH IS
UNSANITARY CONDITIONS.

**Mailed First Class
July 28, 2016**

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CASE NO: CE14050185
CASE ADDR: 951 ALABAMA AVE
OWNER: TROPNEVAD PROMOTIONS LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$9,850.00.00
Hard Costs: \$626.00
Appl Offer: \$50.00

VIOLATIONS: 18-12(a)
THERE IS AN ACCUMULAITON OF OVERGROWN GRASS, WEEDS
AND TRASH ON THE EXTERIOR OF THIS PROPERTY.

**Mailed First Class
July 28, 2016**

CASE NO: CE10021340
CASE ADDR: 1035 NE 8 AVE
OWNER: FAST BOOTS LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$21,000.00
Hard Costs: \$258.00
Appl Offer: \$258.00

VIOLATIONS: NFPA 101:31.3.4.5.1
Hardwired smoke detectors are not installed in accordance
with NFPA 31.3.4.5.1.

**Mailed First Class
July 12, 2016**

CASE NO: CE10021342
CASE ADDR: 1027 NE 8 AVE
OWNER: FAST BOOTS LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$364,750.00
Hard Costs: \$304.00
Appl Offer: \$304.00

VIOLATIONS: MO Sec. 9-313.
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

NFPA 101:31.3.4.5.1
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE
WITH NFPA 31.3.4.5.1.

**Mailed First Class
June 6, 2016**

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CASE NO: CE10021343
CASE ADDR: 1021 NE 8 AVE
OWNER: FAST BOOTS LLC
PRESENTER: STACEY GORDON

Total Lien Amount: \$15,750.00
Hard Costs: \$258.00
Appl Offer: \$212.00

VIOLATIONS: NFPA 101:31.3.4.5.1
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE
WITH NFPA 31.3.4.5.1.

**Mailed First Class
July 11, 2016**

CASE NO: CE07060362
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$1,356,300.00
Hard Costs: \$1,362.00
Appl Offer: \$0.00

VIOLATIONS: 47-21.8.A.
LANDSCAPING IS NOT MAINTAINED. ALMOST ENTIRE REAR
YARD IS BARE GROUND.

9-280 (b)
WINDOWS BOARDED, EXTERIOR WALLS DIRTY AND NEED TO
BE PAINTED.

9-308 (b)
BROKEN AND LOOSE ROOF TILES.

**Mailed First Class
July 19, 2016**

CASE NO: CE06020065
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$6,250.00
Hard Costs: \$442.00
Appl Offer: \$0.00

VIOLATIONS: 18-1.
POOL HAS GREEN UNCIRCULATING WATER PROVIDING A
BREEDING GROUND FOR INSECTS. THIS CREATES A
NUISANCE FOR THE NEIGHBORHOOD.

**Mailed First Class
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CASE NO: CE10060603
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$152,900.00
Hard Costs: \$1,362.00
Appl Offer: \$0.00

VIOLATIONS: 18-11 (b)
THE SWIMMING POOL LOCATED AT THE BACK OF THIS
UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND
DEBRIS. THE POOL IN THIS CONDITION IS CONSIDERED
A PUBLIC NUISANCE.

**Mailed First Class
July 19, 2016**

CASE NO: CE11090545
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$41,425.00
Hard Costs: \$166.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2007) 105.10.3.1
THE FOLLOWING PERMITS ARE EXPIRED
03121437 BUILDING (SEA WALL FOUNDATION)
06051993 BUILDING (POOL REMODEL)
06051994 ELECTRICAL (POOL REMODEL)
06052005 PLUMBING (POOL REMODEL)
06111293 PLUMBING (DEMO) -VOID

**Mailed First Class
July 19, 2016**

CASE NO: CT08101604
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$200.00
Hard Costs: \$200.00
Appl Offer: \$0.00

VIOLATIONS: 18-27 (a)
THERE IS GRASS/PLANT/WEED OVERGROWTH ON PROPERTY

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CASE NO: CT09030127
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$200.00
Hard Costs: \$200.00
Appl Offer: \$0.00

VIOLATIONS: 18-27(a)
THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH AND
LANDSCAPE DEBRIS ON PROPERTY.

**Mailed First Class
July 19, 2016**

CASE NO: CE07110267
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$15,750.00
Hard Costs: \$534.00
Appl Offer: \$0.00

VIOLATIONS: 9-328(a)
THERE ARE DOORS AND WINDOWS ON THIS VACANT
PROPERTY THAT HAVE BEEN BOARDED WITHOUT A BOARD-UP
PERMIT AND, THEREFORE, DOES NOT HAVE A SUBSEQUENT
BOARD-UP CERTIFICATE.

**Mailed First Class
July 19, 2016**

CASE NO: CE13110382
CASE ADDR: 1335 SEMINOLE DR
OWNER: BANK OF NEW YORK TRSTEE % BAYVIEW L
PRESENTER: STACEY GORDON

Total Lien Amount: \$586.37
Hard Costs: \$586.37
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THIS VACANT PROPERTY HAS BECOME OVERGROWN WITH
GRASS, WEEDS AND OTHER PLANT LIFE. IT IS LITTERED
WITH YARD DEBRIS.

**Mailed First Class
July 19, 2016**

CASE NO: CE12050919
CASE ADDR: 1206 NW 16 CT
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: 28-33(a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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WITHDRAWN

CASE NO: CE14100972
CASE ADDR: 1613 NW 11 ST
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
COMPLIED

9-280(h)(1)

THE WOODEN AND CHAIN LINK FENCES AT THIS PROPERTY
ARE IN DISREPAIR, WOOD SLATS ARE MISSING, BROKEN
AND CHAIN LINK POLE AND MESH ARE LOOSE, NOT
ATTACHED AT THE S/E CORNER OF THE PROPERTY.

CASE NO: CE15020127
CASE ADDR: 1608 NW 16 ST
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE IN DISREPAIR
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO
WINDOWS BROKEN.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME DIRTY AND
STAINED. THERE IS GRAFFITI ON THE WALL INSIDE OF
THE CARPORT.

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CASE NO: CE15032148
CASE ADDR: 1523 NW 10 AVE
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO
DOORS FRAMES.

9-280 (h) (1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-304 (b)
THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED
PROPERTY IS NOT BEING MAINTAINED.
THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE
MISSING OR WORN THROUGH AND THERE IS GRASS GROWING
THROUGH IT.

9-305 (b)
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE
AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE
DIRT.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME STAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE
LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR
RESURFACED TO MATCH EXISTING COLOR.

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CASE NO: CE15040756
CASE ADDR: 1607 NW 12 CT
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: 18-11(b)

THE POOL LOCATED IN THE REAR OF THIS UNOCCUPIED PROPERTY HAS GREEN/STAGNANT WATER AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL, PER THE CODE ORDINANCE. THE PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE, A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

CASE NO: CE15061913
CASE ADDR: 1445 NW 2 AVE
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: 47-34.1.A.1.

THERE IS FURNITURE AND OTHER ITEMS BEING STORED OUTDOORS ON THIS SINGLE FAMILY RESIDENTIAL PROPERTY. PER TABLE 47-5.13, THIS IS NOT A PERMITTED LAND USE IN RDS-15 ZONING.

9-280(h) (1)

THE CHAIN LINK IS IN DISREPAIR. IT IS LEANING, BENT, AND THE TOP RAIL IS DETACHED.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THE PROPERTY IS COVERED IN WEEDS, THERE ARE AREAS OF MISSING GROUND COVER, AND THE HEDGES ARE NOT IN HEALTHY CONDITION, AND ARE IN NEED OF TRIMMING.

9-306

THERE ARE AREAS OF DIRTY AND STAINED PAINT ON THE EXTERIOR OF THE STRUCTURE.

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CASE NO: CE15060634
CASE ADDR: 1206 NW 16 CT
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

WITHDRAWN

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:
1. RENOVATION OF THE KITCHEN, NEW EXTERIOR DOORS
AND A/C.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN
THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED
TO: 1. A/C CHANGE OUT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, BUT NOT LIMITED TO:
1. DRAIN AND SUPPLY LINE FOR KITCHEN CABINETS.

FBC(2010) 105.4.5

THE ELECTRICAL IN THIS BUILDING HAS BEEN ALTERED
AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING
THE REQUIRED PERMITS AND INSPECTIONS IN THE
FOLLOWING MANNER, BUT NOT LIMITED TO:
1. KITCHEN COUNTER OUTLETS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

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WITHDRAWN

CASE NO: CE14090224
CASE ADDR: 1619 NW 13 AVE
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS, AS FOLLOW:

1. REROOF WORK IN PROGRESS.
2. THIS PROPERTY IS BEEN UPGRADED. STOP WORK
ISSUED. THE INTERIOR WORK OR REMODEL IN PROGRESS
WITH NEW CABINETS IN THE KITCHEN AND BATHROOMS
AREAS.
3. NEW ELECTRICAL AND PLUMBING FIXTURES WERE
INSTALLED.
4. THE WINDOWS WERE REPLACED IN THE OPENINGS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 4, 2016

10:30 AM

CASE NO: CE14050427
CASE ADDR: 6840 NW 31 WY
OWNER: MCKEE, STEVEN
INSPECTOR: GEORGE OLIVA

Total Lien Amount: \$20,700.00
Hard Costs: \$553.00
Appl Offer: \$500.00

VIOLATIONS: FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS. THE FRONT OF THIS SINGLE FAMILY DWELLING HAS BEEN CHANGED. A STOP WORK WAS ISSUED.

1. A ROOM FACING THE WEST SIDE HAS BEEN CONVERTED INTO A 1 CAR GARAGE WITH AN OVERHANG.
2. THE GARAGE DOOR WAS INSTALLED IN THE ENLARGED EXISTING WINDOW OPENING AND AN OPENING FACING THE NORTH WERE ENCLOSED.
3. THE ROOF OVER THE FRONT PORCH WAS EXTENDED ABOUT FIVE FEET TO THE WEST WITH FOUR, 4"X4" SUPPORTING COLUMNS, NEW RAFTERS, ROOF SHEATHING AND SHINGLES.
4. LAMPS WERE INSTALLED INSIDE THE CEILING SPACE.
5. THE WINDOWS WERE REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE FRONT PORCH AND THE BEDROOM WERE CONVERTED INTO A GARAGE. THEY DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WIND'S UPLIFT.

REMEDIAL ACTION: THIS CODE PROTECTS ALL THE ADJACENT NEIGHBORS FROM FLYING DEBRIS IN A STORM WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED (DEMOLISHED), OR OBTAIN THE REQUIRED A.T.F. PERMIT, AND ALL THE INSPECTIONS FROM THE BUILDING DEPT IN THE NEXT 30 DAYS.

Mailed First Class
July 13, 2016